



ALBEMARLE COUNTY 2023 YEAR END CERTIFICATE OF OCCUPANCY REPORT

Community Development Department
Information Services Division
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296-5832

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KEY TO TYPES OF HOUSING REFERRED TO IN REPORT

SF	Single-Family (includes modular)
SFA	Single-Family Attached
SF/TH	Single-Family Townhouse
SFC	Single-Family Condominium
DUP	Duplex
MF	Multi-Family
MHC	Mobile Home in the County (not in an existing park)
AA	Accessory Apartment

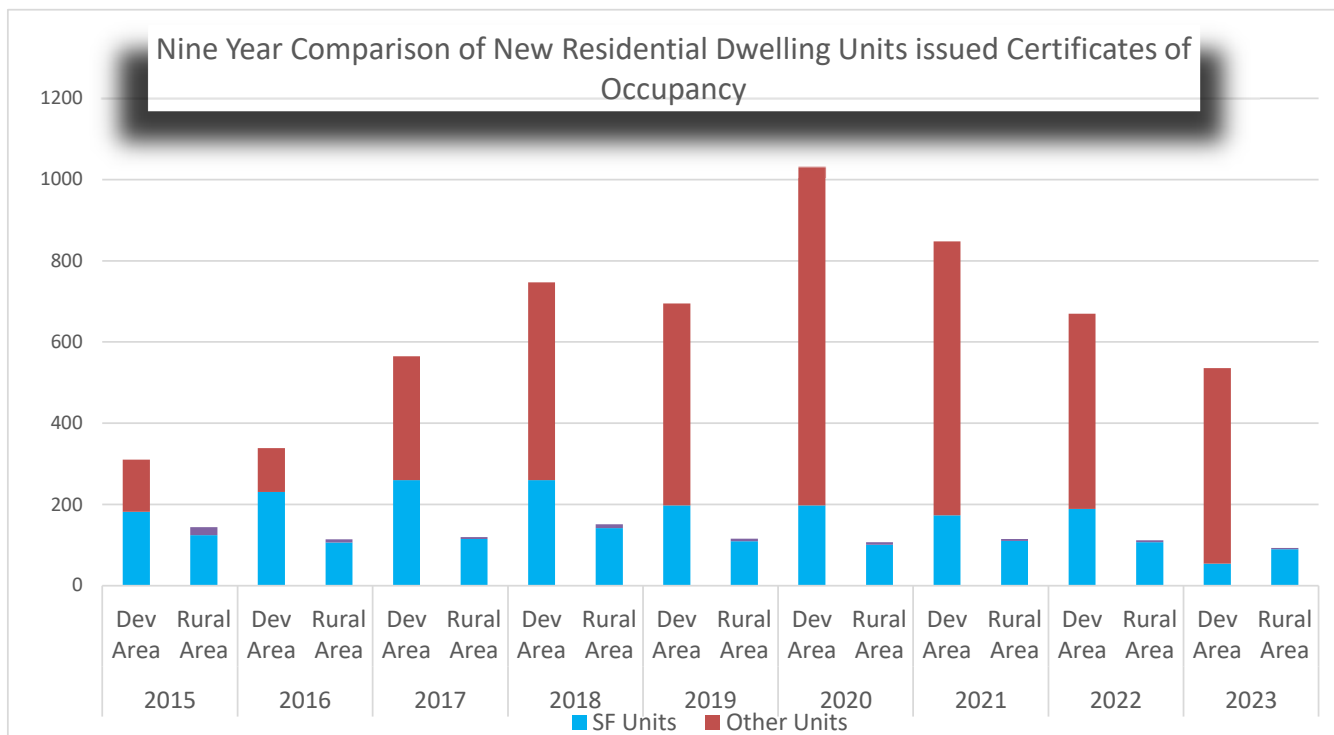
During 2023, 324 certificates of occupancy were issued for 629 dwelling units. There were -4- permit issued for a mobile home in an existing park, at an exchange rate of \$2,500/unit, for a total of -\$10,000-. There were no certificates of occupancy issued for the conversion of an apartment to a condominium.

I. Comparison of Residential Dwelling Units

Table I. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area

Quarter	2015		2016		2017		2018		2019		2020		2021		2022		2023		2023 Totals
	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	Dev	Rural	
1st Quarter	57	30	62	24	99	38	214	31	104	20	166	24	181	24	108	22	164	32	196
2nd Quarter	115	47	80	34	155	23	120	45	117	30	363	30	113	27	187	23	276	25	301
3rd Quarter	73	33	91	34	138	20	226	36	202	34	156	31	87	28	185	36	47	16	63
4th Quarter	65	34	106	22	173	39	187	39	274	30	346	22	467	36	190	31	49	20	69
COMP PLAN AREA TOTALS	310	144	339	114	565	120	747	151	697	114	1031	107	848	115	670	112	536	93	629
YEAR TO DATE TOTALS	454		453		685		898		811		1138		963		782		629		

Chart A. Nine Year Comparison of New Residential Dwelling Units by Comprehensive Plan Development Area and Rural Area



Figures in this report may differ from the quarterly reports and previous year end reports due to updated or corrected information.

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II. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE

Table II. Breakdown of New Residential Dwelling Units by Magisterial District and Dwelling Unit Type

MAGISTERIAL DISTRICT	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
RIO	8	0	21	0	0	72	0	0	101	16%
JACK JOUETT	5	0	0	0	0	0	0	0	5	1%
RIVANNA	25	0	21	0	0	258	0	1	305	48%
SAMUEL MILLER	28	2	0	0	0	14	1	0	45	7%
SCOTTSVILLE	38	4	29	0	0	6	1	0	78	12%
WHITE HALL	40	0	50	0	0	0	0	5	95	15%
TOTAL	144	6	121	0	0	350	2	6	629	100%

Table III. Breakdown of New Residential Dwelling Units by Comprehensive Plan Area and Dwelling Unit Type

COMPREHENSIVE PLAN AREA	DWELLING UNIT TYPE								TOTAL UNITS	% TOTAL UNITS
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA		
URBAN NEIGHBORHOOD 1	0	0	11	0	0	0	0	0	11	2%
URBAN NEIGHBORHOOD 2	2	0	3	0	0	0	0	0	5	1%
URBAN NEIGHBORHOOD 3	1	0	0	0	0	250	0	0	251	40%
URBAN NEIGHBORHOOD 4	3	0	12	0	0	0	0	0	15	2%
URBAN NEIGHBORHOOD 5	16	6	17	0	0	6	0	0	45	7%
URBAN NEIGHBORHOOD 6	1	0	0	0	0	0	0	0	1	0%
URBAN NEIGHBORHOOD 7	0	0	0	0	0	14	0	0	14	2%
URBAN AREAS SUBTOTAL	23	6	43	0	0	270	0	0	342	54%
CROZET COMMUNITY	15	0	50	0	0	0	0	5	70	11%
HOLLYMEAD COMMUNITY	5	0	28	0	0	80	0	0	113	18%
PINEY MOUNTAIN COMMUNITY	0	0	0	0	0	0	0	0	0	0%
COMMUNITIES SUBTOTAL	20	0	78	0	0	80	0	5	183	29%
RIVANNA VILLAGE	11	0	0	0	0	0	0	0	11	2%
VILLAGE SUBTOTAL	11	0	0	0	0	0	0	0	11	2%
TOWN OF SCOTTSVILLE	0	0	0	0	0	0	0	0	0	0%
TOWN SUBTOTAL	0	0	0	0	0	0	0	0	0	0%
DEVELOPMENT AREA SUBTOTAL	54	6	121	0	0	350	0	5	536	85%
RURAL AREA 1	31	0	0	0	0	0	0	0	31	5%
RURAL AREA 2	19	0	0	0	0	0	0	1	20	3%
RURAL AREA 3	25	0	0	0	0	0	1	0	26	4%
RURAL AREA 4	15	0	0	0	0	0	1	0	16	3%
RURAL AREA SUBTOTAL	90	0	0	0	0	0	2	1	93	15%
TOTAL	144	6	121	0	0	350	2	6	629	100%

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IV. COMPARISON OF RESIDENTIAL DWELLING UNITS BY TYPE (continued)

Table IV. Breakdown of Residential Dwelling Units by Elementary School District and Dwelling Unit Type

SCHOOL DISTRICT	DWELLING UNIT TYPE								TOTAL	% TOTAL
	SF	SFA	SF/TH	SFC	DUP	MF	MHC	AA	UNITS	UNITS
Agnor-Hurt	2	0	9	0	0	0	0	0	11	2%
Baker Butler	7	0	23	0	0	72	0	0	102	16%
Broadus Wood	15	0	0	0	0	0	0	0	15	2%
Brownsville	19	0	5	0	0	0	0	5	29	5%
Crozet	8	0	45	0	0	0	0	0	53	8%
Greer	1	0	5	0	0	0	0	0	6	1%
Hollymead	0	0	5	0	0	8	0	0	13	2%
Ivy	13	0	0	0	0	0	0	0	13	2%
Mountain View	20	6	29	0	0	6	0	0	61	10%
Murray	6	0	0	0	0	14	0	0	20	3%
Red Hill	13	0	0	0	0	0	1	0	14	2%
Scottsville	9	0	0	0	0	0	1	0	10	2%
Stone Robinson	26	0	0	0	0	250	0	1	277	44%
Stony Point	5	0	0	0	0	0	0	0	5	1%
Woodbrook	0	0	0	0	0	0	0	0	0	0%
TOTAL	144	6	121	0	0	350	2	6	629	100%

V. COMPARISON OF ALL BUILDING PERMITS

Table V. Estimated Cost of Construction by Magisterial District and Construction Type

MAGISTERIAL DISTRICT	*NEW RESIDENTIAL		*NEW NON-RES & ALTER. RES		* NEW COMMERCIAL & NEW		FARM BUILDING & ALTER.		TOTAL	
	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$	No.	Amount-\$
RIO	32	13,438,496	1	30,000	2	888,000	4	256,000	39	14,612,496
JOUETT	5	8,712,000	0	0	1	17,500,000	2	475,000	8	26,687,000
RIVANNA	54	47,443,255	0	0	6	6,875,000	1	15,000,000	61	69,318,255
SAMUEL MILLER	32	36,463,773	0	0	1	58,000	2	607,500	35	37,129,273
SCOTTSVILLE	72	23,221,266	6	949,000	3	6,200,000	4	904,600	85	31,274,866
WHITE HALL	94	37,741,346	1	0	0	0	1	2,568	96	37,743,914
TOTAL	289	167,020,136	8	979,000	13	31,521,000	14	17,245,668	324	216,765,804

* Additional value of mobile homes placed in existing parks is included in the Alteration Residential category.

* Additional value of Single-Family Condominium Conversions is included in the Alteration Residential category.

* Additional value of condominium shell buildings is included in the New Non-Residential category. Additional permitting associated with the residential component of condominium shell buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

** Additional value of mixed use buildings is included in the New Commercial category. Mixed use buildings are comprised of residential and commercial uses. Additional permitting associated with the residential component of mixed use buildings will be necessary and reported in other tables of the Building Report as permitting occurs.

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Table VI. Nine Year Comparison of Estimated Cost of Construction by Magisterial District

	2015	2016	2017	2018	2019	2020	2021	2022	2023
RIO	37,477,679	23,540,948	23,116,154	49,072,972	48,669,126	74,230,835	16,276,202	39,555,386	14,612,496
JOUETT	26,719,594	20,473,201	27,989,277	16,979,938	14,663,646	9,687,093	23,495,069	10,842,778	26,687,000
RIVANNA	34,799,885	39,635,192	44,468,416	33,520,151	32,384,070	46,829,288	98,350,320	68,743,708	69,318,255
SAMUEL MILLER	34,368,758	34,126,013	47,347,986	60,913,244	34,654,292	40,692,345	23,072,179	27,473,055	37,129,273
SCOTTSVILLE	16,212,190	60,769,685	34,027,468	55,680,049	26,011,682	39,718,758	40,302,056	32,875,941	31,274,866
WHITE HALL	48,476,232	52,589,103	53,278,023	56,125,173	58,909,634	86,076,449	67,188,078	65,375,311	37,743,914
TOTAL	198,054,338	231,134,142	230,227,324	272,291,526	215,292,450	297,234,768	268,683,904	244,866,179	216,765,804

